

# Exhibit I: Skyland Public Financing

## 1. District and NCRC invest in Skyland [Exhibit G]



## 2. District is repaid from GPO Proceeds, which it uses to repay Section 108 (and if necessary, Land Disposition proceeds) [Exhibit P]



## 3. NCRC is repaid from Various Sources

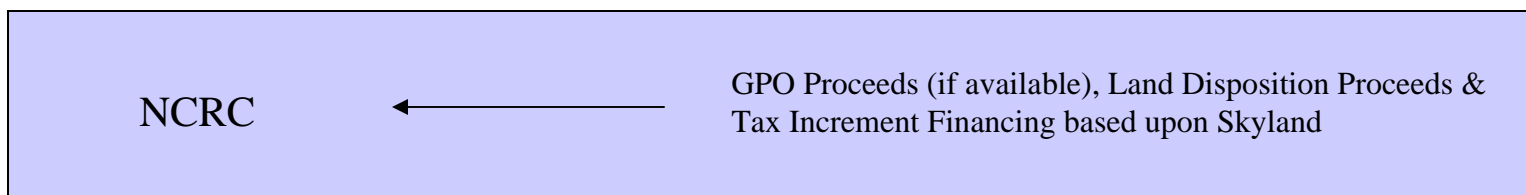


Exhibit J:  
Low- and Moderate-Income Population Calculations

**Primary Market - Skyland Shopping Center**

Source: Census 2000 Low and Moderate Income Summary Data,  
<http://www.hud.gov/offices/cpd/systems/census/lowmod/index.cfm>

TRACT	BLKGRP	POPULATION	LOWMOD	LOWMODUNIV	LOWMODPCT
	<b>TOTAL</b>	<b>53231</b>	<b>37442</b>	<b>51975</b>	<b>72%</b>
007401	1	0	0	0	0
007401	1	1764	1694	1796	94.3
007401	2	1232	1070	1194	89.6
007403	1	2308	1831	2282	80.2
007404	1	457	319	443	72
007404	2	2857	2581	2836	91
007406	4	3227	2951	3148	93.7
007407	1	739	537	731	73.5
007407	5	1634	1128	1714	65.8
007408	1	2166	1936	2174	89.1
007409	1	950	821	977	84
007409	2	2494	2005	2459	81.5
007502	1	2206	1571	1996	78.7
007502	2	1480	1148	1478	77.7
007502	3	535	433	511	84.7
007503	2	1675	1530	1806	84.7
007503	3	840	540	887	60.9
007504	2	1816	1396	1660	84.1
007504	3	542	443	481	92.1
007601	1	640	445	628	70.9
007601	2	660	313	719	43.5
007601	3	539	315	508	62
007601	4	1792	1324	1742	76
007601	5	0	0	0	0
007601	5	941	663	916	72.4
007603	1	1465	894	1353	66.1
007603	3	725	240	785	30.6
007603	4	1308	891	1382	64.5
007603	5	757	281	726	38.7
007604	1	1010	765	1028	74.4
007604	3	1177	785	1233	63.7
007604	5	1577	552	1485	37.2
007605	7	3721	2418	3697	65.4
007709	4	0	0	0	0
007709	4	1339	987	1378	71.6
007709	5	640	414	636	65.1
009809	1	723	0	0	0
009901	4	550	183	509	36
009901	5	997	242	1023	23.7
009901	6	755	293	768	38.2
009902	1	1191	577	1138	50.7
009902	2	1802	926	1748	53
	<b>TOTAL</b>	<b>53,231</b>	<b>37,442</b>	<b>51,975</b>	<b>72%</b>

## Summary

HUD Section 108 Loan Guarantee  
SKYLAND  
LAND ASSEMBLY

Financing Terms		Notes:
Interest Rate	Variable	Each principal payment will be a separate note, with separate interest rate and maturity.
Loan Term	20 Years	This is the maximum term of the Section 108 program.
Principal Repayment	Fixed	Principal repayment schedule is negotiable. Fixed payments are one option.
Interim Interest Rate	1.34%	Based upon 90 day LIBOR plus 20 bp, as of 1/7/04
Term of Interim Financing	36 months	Usual maximum term of interim financing
Term of Permanent Financing	17 years	Scheduled as a series of 17 notes, each with a different maturity and interest rate.
Debt Service Reserve Fund Interest Rate	1.01%	Requires high liquidity. Principal invested in 180-day Treasury Bills. Rate as of 1/7/04.
Uses of Funds		
Project Fund	24,900,000	Assumes Project Fund size from NCRC Presentation.
Capitalized Interest	901,976	Assumes 36 Month Interim Financing
Debt Service Reserve Fund	1,706,905	First Year Principal and Interest PMT (Year 4 of term)
Costs of Origination	412,633	Financing Fee 150 bp (90 bp Origination plus Project Due Diligence Costs @ 60 bp)
Misc.	43,486	Used to make round number
<b>Total Loan Proceeds</b>	<b>\$ 27,965,000</b>	
<b>Total Debt Service</b>	<b>\$ (35,947,931)</b>	Total Payments made on Section 108 Loan
<b>Net Debt Service</b>	<b>\$ (33,045,974)</b>	Net total payments on Section 108 Loan
<b>IRR</b>	<b>1.931%</b>	Based upon discounted cash flow

## Draw Down Needs for Interim Financing

HUD Section 108 Loan Guarantee  
SKYLAND  
LAND ASSEMBLY

### Draw Down Strategy

Project Funds	As needed for land assembly, according to schedule in NCRC presentation
Capitalized Interest	As needed for quarterly interest payments
Costs of Origination	10% in Month 1, and 90% upon conversion to permanent financing (Month 36)
Debt Service Reserve Fund	100% in Month 36

### Construction Schedule

### Front Loaded

					\$ Debt Service Reserve Fund and Contingencies	Total Draw Down	Cumulative Drawdon
Year 1	%	\$ Construction (Project Fund)	\$ Capitalized Interest	\$ Costs of Origination			
Months 1-3	25.000%	6,225,000	21,063	41,263		6,287,326	6,287,326
Months 4-6	25.000%	6,225,000	42,057			6,267,057	12,554,383
Months 7-9	25.000%	6,225,000	63,122			6,288,122	18,842,505
Months 10-12	25.000%	6,225,000	84,258			6,309,258	25,151,764
Year 1 Total	100.000%	24,900,000	210,501	41,263	-	25,151,764	
Year 2						-	
Months 13-15	0.000%	-	84,542			84,542	25,236,305
Months 16-18	0.000%	-	84,826			84,826	25,321,131
Months 19-21	0.000%	-	85,111			85,111	25,406,242
Months 22-24	0.000%	-	85,397			85,397	25,491,639
Year 2 Total	0.000%	-	339,875	-	-	339,875	
Year 3						-	
Months 25-27	0.000%	-	85,684			85,684	25,577,323
Months 28-30	0.000%	-	85,972			85,972	25,663,295
Months 31-33	0.000%	-	86,261			86,261	25,749,556
Months 34-36	0.000%	-	93,683	371,370	1,750,391	2,215,444	27,965,000
Year 3 Total	0.000%	-	351,600	371,370	1,750,391	2,473,361	
Total Interim Draws	100.000%	24,900,000	901,976	412,633	1,750,391	27,965,000	
<b>Total for Public Offering</b>						<b>27,965,000</b>	

## Debt Service Payments

HUD Section 108 Loan Guarantee  
SKYLAND  
LAND ASSEMBLY

Interest Rate Variable  
Term of Loan 20 Years  
Principal Repayments Fixed

### INTERIM FINANCING

Year	Pmt. #	Est. Quarterly Interim Interest Rate <sup>1</sup>	Pmt. Date <sup>2</sup>	Outstanding Principal Balance	Quarterly Interest Payment	Total Debt Service Pmt.
1	1	0.3350%	1-Nov-03	6,287,326	(21,063)	(21,063)
1	2	0.3350%	1-Feb-04	12,554,383	(42,057)	(42,057)
1	3	0.3350%	1-May-04	18,842,505	(63,122)	(63,122)
1	4	0.3350%	1-Aug-04	25,151,764	(84,258)	(84,258)
2	5	0.3350%	1-Nov-04	25,236,305	(84,542)	(84,542)
2	6	0.3350%	1-Feb-05	25,321,131	(84,826)	(84,826)
2	7	0.3350%	1-May-05	25,406,242	(85,111)	(85,111)
2	8	0.3350%	1-Aug-05	25,491,639	(85,397)	(85,397)
3	9	0.3350%	1-Nov-05	25,577,323	(85,684)	(85,684)
3	10	0.3350%	1-Feb-06	25,663,295	(85,972)	(85,972)
3	11	0.3350%	1-May-06	25,749,556	(86,261)	(86,261)
3	12	0.3350%	1-Aug-06	27,965,000	(93,683)	(93,683)
Subtotal--Interim Interest Paid					(901,976)	(901,976)

### PUBLIC OFFERING--PERMANENT FINANCING

Year	Pmt. #	Semi-Annual Interest Rate <sup>3</sup>	Pmt. Date <sup>4</sup>	Outstanding Principal Balance	Total Interest Payment	Principal Payment-- Rounded	Total Debt Service Pmt.
4	1	0.65%	1-Feb-07	27,965,000	(353,490)		(353,490)
4	2	0.65%	1-Aug-07	27,965,000	(353,415)	(1,000,000)	(1,353,415)
5	3	0.95%	1-Feb-08	26,965,000	(346,990)		(346,990)
5	4	0.95%	1-Aug-08	26,965,000	(346,915)	(1,000,000)	(1,346,915)
6	5	1.30%	1-Feb-09	25,965,000	(337,540)		(337,540)
6	6	1.30%	1-Aug-09	25,965,000	(337,465)	(1,645,000)	(1,982,465)
7	7	1.54%	1-Feb-10	24,320,000	(324,565)		(324,565)
7	8	1.54%	1-Aug-10	24,320,000	(324,490)	(1,645,000)	(1,969,490)
8	9	1.76%	1-Feb-11	22,675,000	(309,190)		(309,190)
8	10	1.75%	1-Aug-11	22,675,000	(309,115)	(1,645,000)	(1,954,115)
9	11	1.89%	1-Feb-12	21,030,000	(291,615)		(291,615)
9	12	1.89%	1-Aug-12	21,030,000	(291,615)	(1,645,000)	(1,936,615)
10	13	2.03%	1-Feb-13	19,385,000	(272,725)		(272,725)
10	14	2.03%	1-Aug-13	19,385,000	(272,725)	(1,645,000)	(1,917,725)
11	15	2.17%	1-Feb-14	17,740,000	(252,400)		(252,400)
11	16	2.17%	1-Aug-14	17,740,000	(252,400)	(1,645,000)	(1,897,400)
12	17	2.28%	1-Feb-15	16,095,000	(230,675)		(230,675)
12	18	2.28%	1-Aug-15	16,095,000	(230,675)	(1,645,000)	(1,875,675)
13	19	2.37%	1-Feb-16	14,450,000	(207,875)		(207,875)
13	20	2.37%	1-Aug-16	14,450,000	(207,875)	(1,645,000)	(1,852,875)
14	21	2.50%	1-Feb-17	12,805,000	(184,150)		(184,150)
14	22	2.50%	1-Aug-17	12,805,000	(184,150)	(1,645,000)	(1,829,150)
15	23	2.54%	1-Feb-18	11,160,000	(159,175)		(159,175)
15	24	2.54%	1-Aug-18	11,160,000	(159,175)	(1,645,000)	(1,804,175)
16	25	2.60%	1-Feb-19	9,515,000	(133,800)		(133,800)
16	26	2.60%	1-Aug-19	9,515,000	(133,800)	(1,645,000)	(1,778,800)
17	27	2.64%	1-Feb-20	7,870,000	(107,850)		(107,850)
17	28	2.64%	1-Aug-20	7,870,000	(107,850)	(1,800,000)	(1,907,850)
18	29	2.68%	1-Feb-21	6,070,000	(81,475)		(81,475)
18	30	2.68%	1-Aug-21	6,070,000	(81,475)	(1,800,000)	(1,881,475)
19	31	2.72%	1-Feb-22	4,270,000	(54,650)		(54,650)
19	32	2.72%	1-Aug-22	4,270,000	(54,650)	(2,000,000)	(2,054,650)
20	33	2.75%	1-Feb-23	2,270,000	(27,500)		(27,500)
20	34	2.75%	1-Aug-23	2,270,000	(27,500)	(2,270,000)	(2,027,500)
Subtotal--Permanent Financing Payments					\$ (7,350,955)	(27,965,000)	\$ (35,045,955)

TOTAL \$ (8,252,931) (27,965,000) \$ (35,947,931)

#### Notes:

1. As of 1/7/04 the 90 day LIBOR rate was 1.14%. Interim financing is 90-day LIBOR plus 20 basis points.
2. During the interim financing period, interest payments are due quarterly.
3. See Sheets on Spread Calculations and Rate Calculations for a determination of Interest Rates
4. Following the public offering, interest payments only are due Feb.1 and interest and principal payments are due Aug. 1.

## Debt Service Reserve Fund

HUD Section 108 Loan Guarantee  
SKYLAND  
LAND ASSEMBLY

Year	Pmt. Date	Annual Yield- Interest Rate <sup>1</sup>	Opening Principal	Interest Income	Debt Service	Closing Principal
4	1-Feb-07	1.01%	1,706,905	8,620	(8,620)	1,706,905
4	1-Aug-07	1.01%	1,706,905	8,620	(8,620)	1,706,905
5	1-Feb-08	1.01%	1,706,905	8,620	(8,620)	1,706,905
5	1-Aug-08	1.01%	1,706,905	8,620	(8,620)	1,706,905
6	1-Feb-09	1.01%	1,706,905	8,620	(8,620)	1,706,905
6	1-Aug-09	1.01%	1,706,905	8,620	(8,620)	1,706,905
7	1-Feb-10	1.01%	1,706,905	8,620	(8,620)	1,706,905
7	1-Aug-10	1.01%	1,706,905	8,620	(8,620)	1,706,905
8	1-Feb-11	1.01%	1,706,905	8,620	(8,620)	1,706,905
8	1-Aug-11	1.01%	1,706,905	8,620	(8,620)	1,706,905
9	1-Feb-12	1.01%	1,706,905	8,620	(8,620)	1,706,905
9	1-Aug-12	1.01%	1,706,905	8,620	(8,620)	1,706,905
10	1-Feb-13	1.01%	1,706,905	8,620	(8,620)	1,706,905
10	1-Aug-13	1.01%	1,706,905	8,620	(8,620)	1,706,905
11	1-Feb-14	1.01%	1,706,905	8,620	(8,620)	1,706,905
11	1-Aug-14	1.01%	1,706,905	8,620	(8,620)	1,706,905
12	1-Feb-15	1.01%	1,706,905	8,620	(8,620)	1,706,905
12	1-Aug-15	1.01%	1,706,905	8,620	(8,620)	1,706,905
13	1-Feb-16	1.01%	1,706,905	8,620	(8,620)	1,706,905
13	1-Aug-16	1.01%	1,706,905	8,620	(8,620)	1,706,905
14	1-Feb-17	1.01%	1,706,905	8,620	(8,620)	1,706,905
14	1-Aug-17	1.01%	1,706,905	8,620	(8,620)	1,706,905
15	1-Feb-18	1.01%	1,706,905	8,620	(8,620)	1,706,905
15	1-Aug-18	1.01%	1,706,905	8,620	(8,620)	1,706,905
16	1-Feb-19	1.01%	1,706,905	8,620	(8,620)	1,706,905
16	1-Aug-19	1.01%	1,706,905	8,620	(8,620)	1,706,905
17	1-Feb-20	1.01%	1,706,905	8,620	(8,620)	1,706,905
17	1-Aug-20	1.01%	1,706,905	8,620	(8,620)	1,706,905
18	1-Feb-21	1.01%	1,706,905	8,620	(8,620)	1,706,905
18	1-Aug-21	1.01%	1,706,905	8,620	(8,620)	1,706,905
19	1-Feb-22	1.01%	1,706,905	8,620	(8,620)	1,706,905
19	1-Aug-22	1.01%	1,706,905	8,620	(8,620)	1,706,905
20	1-Feb-23	1.01%	1,706,905	8,620	(8,620)	1,706,905
20	1-Aug-23	1.01%	1,706,905	8,620	(1,715,525)	-

1. Interest Rate is based upon 180-day Treasury Bill. Rate as of 1/7/04.

## Net Debt Service Payments

HUD Section 108 Loan Guarantee  
SKYLAND  
LAND ASSEMBLY

Interest Rate                      Variable  
Term of Loan                      20 Years  
Principal Repayments           Fixed

### INTERIM FINANCING

Year	Pmt. #	Total Debt Service Pmt.	Capitalized Interest	Debt Service Reserve Fund	Net Debt Service Payments
1	1	(21,063)	21,063	-	-
1	2	(42,057)	42,057	-	-
1	3	(63,122)	63,122	-	-
1	4	(84,258)	84,258	-	-
2	5	(84,542)	84,542	-	-
2	6	(84,826)	84,826	-	-
2	7	(85,111)	85,111	-	-
2	8	(85,397)	85,397	-	-
3	9	(85,684)	85,684	-	-
3	10	(85,972)	85,972	-	-
3	11	(86,261)	86,261	-	-
3	12	(93,683)	93,683	-	-

INTERIM SUBTOTAL                      \$      (901,976)      \$      901,976

### PUBLIC OFFERING PERMANENT FINANCING

Year	Pmt. #	Total Debt Service Pmt.	Capitalized Interest	Debt Service Reserve Fund	Net Debt Service Payments
4	1	(353,490)	-	8,620	(344,870)
4	2	(1,353,415)	-	8,620	(1,344,795)
5	3	(346,990)	-	8,620	(338,370)
5	4	(1,346,915)	-	8,620	(1,338,295)
6	5	(337,540)	-	8,620	(328,920)
6	6	(1,982,465)	-	8,620	(1,973,845)
7	7	(324,565)	-	8,620	(315,945)
7	8	(1,969,490)	-	8,620	(1,960,870)
8	9	(309,190)	-	8,620	(300,570)
8	10	(1,954,115)	-	8,620	(1,945,495)
9	11	(291,615)	-	8,620	(282,995)
9	12	(1,936,615)	-	8,620	(1,927,995)
10	13	(272,725)	-	8,620	(264,105)
10	14	(1,917,725)	-	8,620	(1,909,105)
11	15	(252,400)	-	8,620	(243,780)
11	16	(1,897,400)	-	8,620	(1,888,780)
12	17	(230,675)	-	8,620	(222,055)
12	18	(1,875,675)	-	8,620	(1,867,055)
13	19	(207,875)	-	8,620	(199,255)
13	20	(1,852,875)	-	8,620	(1,844,255)
14	21	(184,150)	-	8,620	(175,530)
14	22	(1,829,150)	-	8,620	(1,820,530)
15	23	(159,175)	-	8,620	(150,555)
15	24	(1,804,175)	-	8,620	(1,795,555)
16	25	(133,800)	-	8,620	(125,180)
16	26	(1,778,800)	-	8,620	(1,770,180)
17	27	(107,850)	-	8,620	(99,230)
17	28	(1,907,850)	-	8,620	(1,899,230)
18	29	(81,475)	-	8,620	(72,855)
18	30	(1,881,475)	-	8,620	(1,872,855)
19	31	(54,650)	-	8,620	(46,030)
19	32	(2,054,650)	-	8,620	(2,046,030)
20	33	(27,500)	-	8,620	(18,880)
20	34	(2,027,500)	-	1,715,525	(311,975)

PERMANENT SUBTOTAL                      (35,045,955)                      (33,045,974)

**TOTAL                      \$      (35,947,931)                      \$      (33,045,974)**

## Exhibit L

Skyland Shopping Center																
Washington D.C.																
Operating Pro Forma																
For the years ending			Dec-2006	Dec-2007	Dec-2008	Dec-2009	Dec-2010	Dec-2011	Dec-2012	Dec-2013	Dec-2014	Dec-2015	Dec-2016			
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11			
REVENUE																
Base Rental Revenue			4,009,507	4,028,987	4,065,858	4,103,828	4,142,945	4,603,231	4,645,934	4,688,278	4,732,325	4,777,695	5,307,433			
Absorption & Turnover Vacancy			(559,973)	0	0	0	0	(219,621)	(14,489)	0	0	0	(211,966)			
Percentage Rent			0	0	0	0	0	0	0	0	0	0	0			
Common Area Maintenance			455,201	524,547	540,293	556,495	573,180	569,156	606,718	626,337	645,140	664,490	663,939			
Real Estate Taxes			243,582	280,688	289,117	297,793	306,725	304,564	324,666	335,161	345,217	355,574	355,281			
Insurance			40,597	46,778	48,191	49,622	51,117	50,761	54,113	55,857	57,537	59,259	59,209			
TOTAL POTENTIAL GROSS REVENUE			4,188,914	4,881,000	4,943,459	5,007,738	5,073,967	5,308,091	5,616,942	5,705,633	5,780,219	5,857,018	6,173,896			
Collection Loss / Additional Vacancy		5.0%	(209,446)	(244,050)	(247,173)	(250,387)	(253,698)	(265,405)	(280,847)	(285,282)	(289,011)	(292,851)	(308,695)			
EFFECTIVE GROSS REVENUE			3,979,468	4,636,950	4,696,286	4,757,351	4,820,269	5,042,686	5,336,095	5,420,351	5,491,208	5,564,167	5,865,201			
OPERATING EXPENSES																
Common Area Maintenance		\$1.95	463,125	477,019	491,329	506,069	521,251	536,889	552,995	569,585	586,673	604,273	622,401			
Real Estate Taxes		\$1.20	285,000	293,550	302,356	311,427	320,770	330,393	340,305	350,514	361,029	371,860	383,016			
Insurance		\$0.20	47,500	48,925	50,393	51,905	53,462	55,066	56,717	58,419	60,172	61,977	63,836			
Management Fees		5.00%	198,973	231,848	234,814	237,868	241,013	252,134	266,805	271,018	274,560	278,208	293,260			
General and Administration		\$0.10	23,750	24,463	25,196	25,952	26,731	27,533	28,359	29,210	30,086	30,988	31,918			
Legal and Accounting		\$0.10	23,750	24,463	25,196	25,952	26,731	27,533	28,359	29,210	30,086	30,988	31,918			
Advertising and Promotion - LL Contribution		\$0.25	59,375	61,156	62,991	64,881	66,827	68,832	70,897	73,024	75,214	77,471	79,795			
TOTAL OPERATING EXPENSES			1,101,473	1,161,424	1,192,275	1,224,054	1,256,785	1,298,380	1,344,437	1,380,980	1,417,820	1,455,765	1,506,144			
NET OPERATING INCOME			2,877,995	3,475,526	3,504,011	3,533,297	3,563,484	3,744,306	3,991,658	4,039,371	4,073,388	4,108,402	4,359,057			
G																
NON OPERATING EXPENSES																
Asset Management Fee		1.00%	39,795	46,370	46,963	47,574	48,203	50,427	53,361	54,204	54,912	55,642	58,652			
Tenant Improvements			0	0	0	0	0	169,928	38,472	0	0	0	131,464			
Leasing Commissions			0	0	0	0	0	174,377	40,828	0	0	0	156,212			
Capital Improvement Reserves		\$0.15	35,625	35,625	35,625	35,625	35,625	35,625	35,625	35,625	35,625	35,625	35,625			
TOTAL NON OPERATING EXPENSES			75,420	81,995	82,588	83,199	83,828	430,357	168,286	89,829	90,537	91,267	381,953			
NET CASH FLOW BEFORE DEBT SERVICE			2,802,575	3,393,531	3,421,423	3,450,098	3,479,656	3,313,949	3,823,372	3,949,542	3,982,851	4,017,135	3,977,104			
DEBT SERVICE																
Interest Payments			1,747,688	1,747,688	1,747,688	1,738,839	1,718,712	1,697,237	1,674,324	1,649,876	1,623,792	1,595,960	1,566,264			
Principal Payments			0	0	0	300,528	320,655	342,130	365,043	389,491	415,576	443,408	473,104			
Origination Points and Fees			0	0	0	268,875	0	0	0	0	0	0	0			
TOTAL DEBT SERVICE			1,747,688	1,747,688	1,747,688	2,308,242	2,039,367	2,039,367	2,039,367	2,039,368	2,039,368	2,039,368	2,039,368			
NET CASH FLOW AFTER DEBT SERVICE			1,054,887	1,645,843	1,673,735	1,141,856	1,440,289	1,274,582	1,784,005	1,910,175	1,943,483	1,977,767	1,937,736			
Cash on Cash Return			11.89%	18.55%	18.86%	12.87%	16.23%	14.36%	20.11%	21.53%	21.90%	22.29%				
NOI / Total Project Costs			8.11%	9.79%	9.87%	9.96%	10.04%	10.55%	11.25%	11.38%	11.48%	11.58%				

These figures are estimates only, submitted by the proposed developer. These figures are subject to change and to final negotiation.



Exhibit M

**Skyland Shopping Center  
SECTION 108 FINANCING  
REPAYMENT SCENARIOS**

<b>If GPO proceeds available 12 months after close of Section 108 financing</b>	<b>If GPO proceeds available 36 months after close of Section 108 Financing (prior to conversion to permanent financing)</b>
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**District - Total Uses**

Section 108 Loan Proceeds for Project Financing	\$ 24,900,000	\$ 24,900,000
Section 108 Capitalized Interest	\$ 215,522	\$ 901,838
Section 108 Origination Costs	\$ 41,263	\$ 41,263
Section 108 Draw on Reserves for P&I Pmt.	\$ -	\$ -
<b>Total Uses</b>	<b>\$ 25,156,785</b>	<b>\$ 25,843,101</b>

**District - Repayment Sources**

District Share of GPO Proceeds	\$ 11,120,000	\$ 11,120,000
NCRC Share of GPO Proceeds transferred to District	\$ 14,036,785	\$ 14,723,101
NCRC Other Sources	\$ -	\$ -
<b>Total Repayment Sources</b>	<b>\$ 25,156,785</b>	<b>\$ 25,843,101</b>

Exhibit N: Certifications of the District

CERTIFICATIONS REGARDING DEBARMENT, SUSPENSION AND OTHER  
RESPONSIBILITIES & MATTERS-PRIMARY COVERED TRANSACTIONS

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that its principals:
  - (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or Local) transaction of contract under public transactions; violation of Federal or State Antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - (c) Are not presently indicted for otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
  - (d) Have not within a three year period preceding this application/proposal had one or more public transactions (Federal, State or Local) terminated for cause or default.
- (2) Where the prospective primary participants are unable to certify to any of the statements in this certification, such prospective participants shall attach an explanation to this proposal.

*Date*

Anthony Williams  
Mayor  
District of Columbia

### **CERTIFICATIONS REGARDING LOBBYING**

I, **Anthony A. Williams**, hereby certify on behalf of the Local Government of the District of Columbia that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of Congress, or of any Federal contract, the making of any Federal Grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or any employee of any agency, a member of the Congress, or cooperative agreement, the undersigned shall complete and submit standard Form-LLL, "Disclosure Form to Report Lobby", in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontract, sub grants, and contracts under grants, loans and cooperative agreements) and that all sub recipients shall certify and disclosure accordingly.

This certification is a material representation of fact upon which reliance is placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

*Date*

Anthony A. Williams  
Mayor  
District of Columbia

**DRUG-FREE WORKPLACE ACT  
CERTIFICATION FOR A PUBLIC OR PRIVATE ENTITY**

1. The District of Columbia, certifies that it will provide a drug-free work place by:
  - (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
  - (b) Establishing an ongoing drug-free awareness program to inform employees about...
    - (1) The dangers of drug abuse in the workplace;
    - (2) The applicant's policy of maintaining a drug-free workplace;
    - (3) Any available drug counseling, rehabilitation and employee assistance programs; and
    - (4) The penalties that may be imposed upon employees for drug abuse violation occurring in the workplace.
  - (c) Making it a requirement that each employee to be engaged in the performance of the grant or cooperative agreement be given a copy of the statement required by paragraph (a);
  - (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant or cooperative agreement, the employee will...
    - (1) Abide by terms of the statements; and
    - (2) Notify the employer in writing of his or her conviction for the violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
  - (e) Notifying the Federal agency in writing, within ten-calendar days after receiving notice on the subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employer of convicted employees must provide notice, including position title, to every project officer or other designee on whose project activity the convicted employee was working, on less the Federal Agencies has designated a central point

**Drug-Free Workplace Act**  
**Certification for a Public or Private Entity**  
**Page 2**

- (e) For the receipt of such notices. Notice should include the identification number (s) of each affected grant or cooperative agreement.
  - (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is convicted...
    - (1) Taking appropriated personal action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
    - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or a rehabilitation program approved for such purpose of Federal, State or Local health, law enforcement or other appropriated agencies;
  - (g) Making a good faith effort to continue to maintain a drug-free work place through implementation of paragraph (a), (b), (c), (d), (e) and (f).
2. The Applicant's headquarters are located at the following address; the addresses of all workplaces maintained by the Applicant are provided on an accompanying list.

Name of Applicant	:	District of Columbia
Address	:	1350 Pennsylvania Avenue
City	:	Washington, DC
State	:	District of Columbia
Zip Code	:	20004

***Date***

Anthony A. Williams  
Mayor  
District of Columbia

Exhibit N: Certifications of the District

**ACCOMPANYING CERTIFICATION  
REGARDING DRUG-FREE WORKPLACE REQUIREMENTS**

**Name of Public Entity** : District of Columbia  
**Program Name** : Section 108 Loan Guarantee Program  
**Date** : Date

**PLACE OF PERFORMANCE**

	PROJECT	LOCATION
1.		
2.		
3.		
4.		
5.		
6.		

### **ENTITLEMENT ENTITY CERTIFICATION**

In accordance with Section 108 of the Housing and Community Development Act of 1974, as amended, (the “Act”) and with 24 CFR § 570.704 (b) the District of Columbia certifies that:

- (i) It possesses the legal authority to submit the application for assistance under 24 CFR Part 570, Subpart M and to use the guaranteed loan funds in accordance with the requirements of Subpart M.
- (ii) Its governing body has duly adopted or passed an official act or resolution, motion of similar action authorizing the person identified as the official representative of the public entity to submit the application and amendments thereto and all understanding and assurances contained therein and directing and authorizing the person identified as the official representative of the public entity to act in connection with the application to provide such additional information as may be required.
- (iii) Before submission of its application to HUD, the public entity has:
  - (a) Furnished citizens with information required by § 570.704 (a)(2)(i);
  - (b) Held at least one public hearing to obtain the view of citizens on community development and housing needs; and
  - (c) Prepared its application in accordance with § 570.704 (a)(1)(iv) and made the application available to the public.
- (iv) It is following a detailed citizen participation plan, which meets the requirements described in § 570.704(a) (2).
- (v) The public entity will affirmatively further fair housing, and the guaranteed loan funds will be administered in compliance with:
  - (a) Title VI of Civil Rights Act of 1964 (Pub. L. 88-352, 42 U.S.C. 2000 d et seq.); and
  - (b) The Fair Housing Act (42 U.S.C. 3601-20)
- (vi) In the aggregate, at least 70 percent of all CDBG funds, as defined at § 570.3 (3), to be expended during the one, two, or three consecutive years specified by the public entity for its CDGB programs will be for activities which benefit low and moderate income persons, as described in criteria at §570.208(a).

**Entitlement Public Entity Certification**

**Page 2**

It will comply with the requirements governing displacements, relocation, real property acquisition, and the replacement of low and moderate-income housing described in §570.606.

- (vii) It will comply with requirements of § 570.200 (c) (2) with regard to the use of special assessments to recover the capital costs of activities assisted with guaranteed loan funds.
- (viii) It will comply with the other provisions of the Act and with other applicable laws.

*Date*

Anthony A. Williams  
Mayor  
District of Columbia



**CERTIFICATION OF EFFORTS TO OBTAIN OTHER FINANCING**

The District of Columbia hereby certifies and assures with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it has made efforts to obtain financing for the activities described herein without the use of such guarantee, it will maintain documentation of such efforts for the term of the loan guarantee, and it cannot complete such financing consistent with the timely execution of the project without such guarantee.

*Date*

Anthony A. Williams  
Mayor  
District of Columbia

**CERTIFICATION OF LEGAL AUTHORITY  
TO PLEDGE GRANTS**

The District of Columbia hereby certifies and assures with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it possesses the legal authority to make the pledge of grants required under 24 CFR § 570.705

*Date*

Anthony A. Williams  
Mayor  
District of Columbia

<b>Use of Section 108 Proceeds</b>		
Phase I Land Assembly and Site Preparation	\$	24,900,000
Debt Service Reserve Fund	\$	1,706,905
Costs of Origination	\$	412,633
Capitalized Interest	\$	901,976
Contingency	\$	43,486
<b>Total Use of Section 108 Proceeds</b>	<b>\$</b>	<b>27,965,000</b>